

# **MELROSE**

## **NEIGHBORHOOD REVITALIZATION**

### **STRATEGY AREA PROFILE**

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## **Preface**

This is one of a series of short profiles of Neighborhood Revitalization Strategy Areas in Miami-Dade County, Florida. These areas are targeted for assistance by the Miami-Dade County Office of Community and Economic Development under the U.S. HUD Community Development Block Grant program.

These profiles present data from the 2000 Census, Summary Files 1 and 3. Summary File 1 includes basic demographic and housing characteristics from the census "short form" which went to all households. Summary File 3 data are from the census "long form," sent to a sample of one-in-ten households in Miami-Dade. These data include economic and social measures such as income, poverty, employment, and education. Where possible, data from 2000 are compared to 1990 and 1980 data to describe change in these communities.

Support for these profiles was provided by the Miami-Dade County Office of Community and Economic Development.

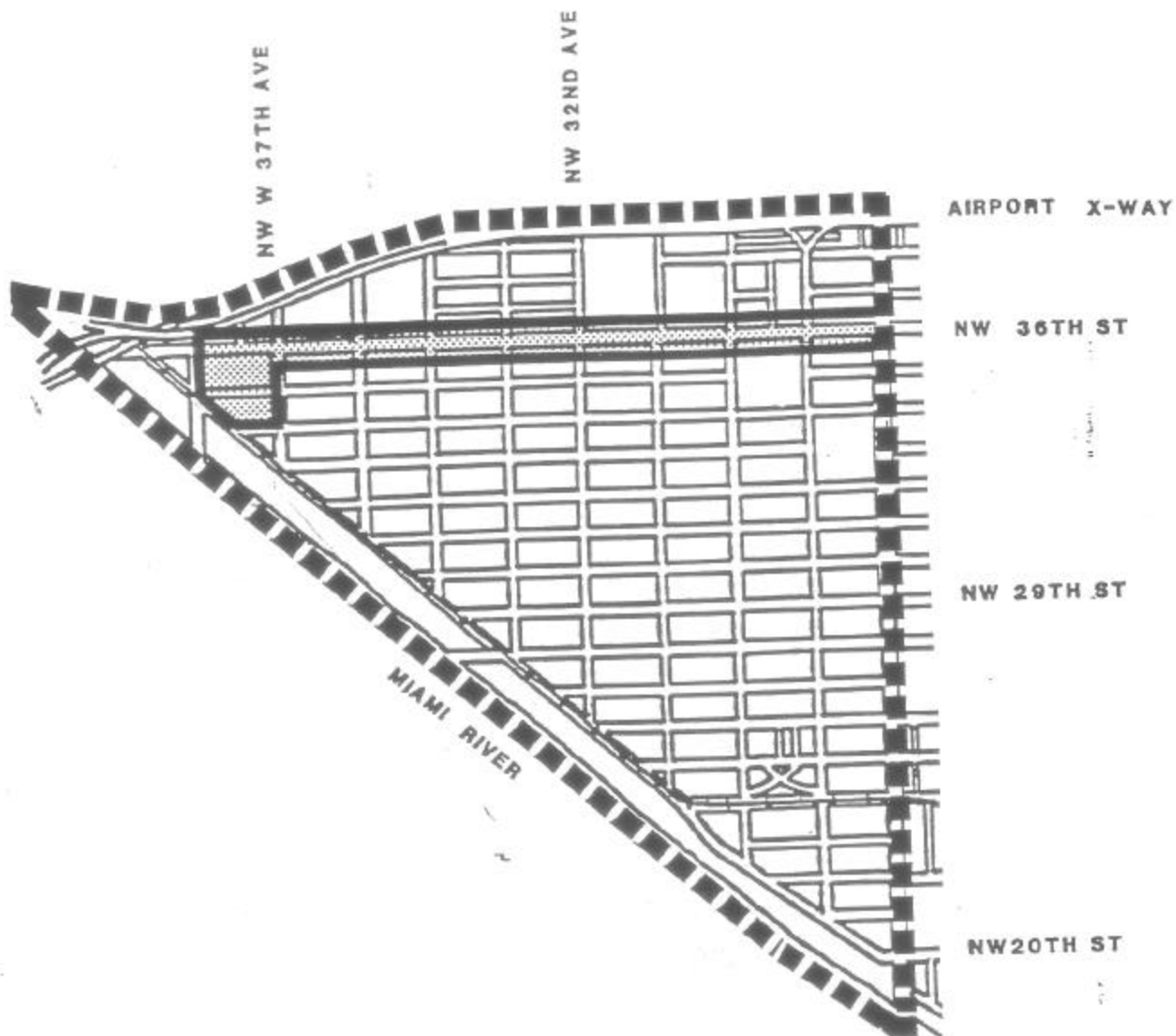
## Melrose

The Melrose Neighborhood Revitalization Strategy Area is a predominantly Hispanic community in a triangular area bounded by the Airport Expressway, the Miami River, and NW 27 Avenue. It is a low-income and high-poverty area. The poverty rate for persons in 2000 was 26 percent, down from the 34 percent recorded in 1990. The percent of families in poverty declined from 30 to 22 percent.

Households in Melrose were more likely to rent than own their housing units. Home values and rents were below the County average.

Melrose residents had a lower level of educational attainment than the County average.

In sum, the Melrose Neighborhood Revitalization Strategy Area showed some improvements in the past decade in poverty levels but continues to face serious social and economic challenges.



JAN. 1993

## Introduction

The Melrose Neighborhood Revitalization Strategy Area is a predominantly Hispanic area just east of Miami International Airport. It is a low-income and high-poverty area, although poverty levels improved in the last ten years.

## Demographic Characteristics

### Total Population

The 2000 population of 4,283 was an increase over the 3,975 recorded in 1990, a reversal of the downward trend of the 1980s.

### Black and Hispanic Population

The Melrose Neighborhood Revitalization Strategy Area was a Hispanic community (94 percent) in 2000 as it has been for two decades. Blacks accounted for a very small percentage of the population, 7 percent in 2000.

**Table 1**  
**Population by Race and Hispanic Origin**  
**Melrose and Miami-Dade County**  
**1980 - 2000**

	<b>1980</b>	<b>Change 80 to 90</b>	<b>1990</b>	<b>Change 90 to 00</b>	<b>2000</b>
Total	4,239	-264	3,975	308	4,283
Black	279	67	346	-37	309
Hispanic	3,261	239	3,500	509	4,009
White	3,621	-450	3,171	303	3,474
Non Hispanic White	782	-494	288	-77	211
Non Hispanic Black	165	10	175	-120	55
<b>Percent</b>					
Total	100%	-6%	100%	8%	100%
Black	7%	24%	9%	-11%	7%
Hispanic	77%	7%	88%	15%	94%
White	85%	-12%	80%	10%	81%
Non Hispanic White	18%	-63%	7%	-27%	5%
Non Hispanic Black	4%	6%	4%	-69%	1%
<b>Miami-Dade</b>					
Total	100%	19%	100%	16%	100%
Black	17%	42%	21%	21%	21%
Hispanic	36%	64%	49%	35%	57%
White	78%	12%	73%	15%	72%
Non Hispanic White	46%	-22%	30%	-19%	21%
Non Hispanic Black	17%	37%	19%	20%	20%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1980, 1990. U.S. Census Bureau, Census 2000, Summary File 1, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

## Age

Melrose has a population age profile similar to the County profile. About 52 percent of the population was below 35 years of age compared to 48 percent in the County. About 14 percent were 65 years and over, compared to 13 percent in the County.

**Table 2**  
**Age Distribution**  
**Melrose and Miami-Dade County**  
**1980-2000**

	<b>Melrose</b>			<b>Miami-Dade</b>		
	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
Total Persons	4,239	3,975	4,283	1,623,781	1,937,094	2,253,362
Less than 5	270	294	264	94,237	139,714	157,871
5 to 9	242	248	326	101,385	131,426	145,752
10-14	273	228	281	111,386	120,490	160,754
15-19	451	451	263	136,285	131,060	154,989
20-24	319	233	247	133,039	139,196	144,721
25-29	257	286	309	125,898	168,342	163,859
30-34	234	306	286	114,333	163,334	173,574
35-44	497	492	664	192,585	278,043	361,966
45-54	613	446	553	187,309	212,098	282,766
55-59	295	240	234	90,929	91,769	109,141
60-64	264	209	257	80,555	90,816	97,417
65-74	348	318	366	149,491	146,131	162,257
75+	176	224	233	105,698	124,675	138,295
	<b>Melrose</b>			<b>Miami-Dade</b>		
	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
Total Persons	100%	100%	100%	100%	100%	100%
Less than 5	6%	7%	6%	6%	7%	7%
5 to 9	6%	6%	8%	6%	7%	6%
10-14	6%	6%	7%	7%	6%	7%
15-19	11%	11%	6%	8%	7%	7%
20-24	8%	6%	6%	8%	7%	6%
25-29	6%	7%	7%	8%	9%	7%
30-34	6%	8%	7%	7%	8%	8%
35-44	12%	12%	16%	12%	14%	16%
45-54	14%	11%	13%	12%	11%	13%
55-59	7%	6%	5%	6%	5%	5%
60-64	6%	5%	6%	5%	5%	4%
65-74	8%	8%	9%	9%	8%	7%
75+	4%	6%	5%	7%	6%	6%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1980 and 1990. U.S. Census Bureau, Census 2000, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

## Household Structure

Family households in Melrose were somewhat less likely to be comprised of married couples (64 percent compared to about 68 percent Countywide). The percent of family households headed by a female householder (23 percent) was about the same as the County average (24 percent).

**Table 3**  
**Households by Family Status**  
**Melrose and Miami-Dade County**  
**1990-2000**

	Melrose			Miami-Dade		
	1990	Change 90 to 00	2000	1990	Change 90 to 00	2000
Total Households	1,219	139	1,358	692,355	84,419	776,774
Family Households	936	81	1,017	481,260	67,233	548,493
Married Couple	634	19	653	342,512	28,386	370,898
With children	299	6	305	164,216	11,331	175,547
No children	335	13	348	178,296	17,055	195,351
Male Householder	114	12	126	35,377	8,547	43,924
With children	65	-12	53	17,177	-288	16,889
No children	49	24	73	18,200	8,835	27,035
Female householder	188	50	238	103,371	30,300	133,671
With children	115	-3	112	64,848	5,468	70,316
No children	73	53	126	38,523	24,832	63,355
Non-family Households	283	58	341	211,092	17,189	228,281
<b>Percent</b>						
Total Households	100%	11%	100%	100%	12%	100%
Family Households	77%	9%	75%	70%	14%	71%
Married Couple	52%	3%	48%	49%	8%	48%
With children	25%	2%	22%	24%	7%	23%
No children	27%	4%	26%	26%	10%	25%
Male Householder	9%	11%	9%	5%	24%	6%
With children	5%	-18%	4%	2%	-2%	2%
No children	4%	49%	5%	3%	49%	3%
Female householder	15%	27%	18%	15%	29%	17%
With children	9%	-3%	8%	9%	8%	9%
No children	6%	73%	9%	6%	64%	8%
Non-family Households	23%	20%	25%	30%	8%	29%

Source: U.S. Census Bureau, Census 2000, Summary File 1, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

## Housing

### Number of Units

The 1,418 housing units reported in 2000 was an increase over the 1,323 reported in 1990, a reversal of the decline in the previous decade.

### Tenure and Vacancy

The vacancy rate in Melrose in 2000 (4 percent) was much lower than the comparable County figure of 9 percent and lower than the 8 percent reported in 1990.

Renter-occupied units accounted for 59 percent of all occupied units, the same as the ratio reported in 1990. The renter-occupied share was much higher than the County's 42 percent.

**Table 4**  
**Housing Units by Tenure and Vacancy Status**  
**Melrose and Miami-Dade County**  
**1990 to 2000**

	Melrose			Miami-Dade		
	1990	Change 90 to 00	2000	1990	Change 90 to 00	2000
Total Units	1,323	95	1,418	771,288	80,990	852,278
Occupied Units	1,219	139	1,358	692,355	84,419	776,774
Owner Occupied	500	56	556	375,912	73,413	449,325
Renter Occupied	719	83	802	316,443	11,006	327,449
Vacant Units	104	-44	60	78,933	-3,429	75,504
For Rent	42	-11	31	31,611	-11,745	19,866
For Sale	9	-4	5	11,007	-1,152	9,855
Seasonal/Other	49	-41	8	32,736	-3,090	29,646
Vacant/Boarded Up/ Other Vacant	4	12	16	3,579	12,558	16,137
<b>Percent</b>						
Total Units	100%	7%	100%	100%	100%	100%
Occupied Units	92%	11%	96%	90%	104%	91%
Owner Occupied	38%	11%	39%	49%	91%	53%
Renter Occupied	54%	12%	57%	41%	14%	38%
Vacant Units	8%	-42%	4%	10%	-4%	9%
For Rent	3%	-26%	2%	4%	-15%	2%
For Sale	1%	-44%	0%	1%	-1%	1%
Seasonal/Other	4%	-84%	1%	4%	-4%	3%
Vacant/Boarded Up/ Other Vacant	0%	300%	1%	0%	351%	2%
Vacancy Rate	8%	-46%	4%	10%	-4%	9%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.



### Housing Values and Rents

About 76 percent of the owner-occupied homes in Melrose were valued at less than \$100,000 in 2000. The comparable County figure was 34 percent.

**Table 5**  
**Value of Specified Owner-Occupied Housing**  
**Melrose and Miami-Dade County**  
**1990 to 2000**

	1990		2000	
	Melrose	Miami-Dade	Melrose	Miami-Dade
Total Units	355	275,298	436	335,815
less than \$30,000	23	4,095	7	2,097
\$30,000 to \$59,999	172	44,179	66	13,900
\$60,000 to \$99,999	123	129,221	259	98,294
\$100,000 to \$149,999	31	52,723	93	109,962
\$150,000 to \$199,999	5	18,764	11	53,514
\$200,000 +	1	25,746	0	58,048
<b>Percent</b>				
Total Units	100.0%	100.0%	100.0%	100.0%
less than \$30,000	6.5%	1.5%	1.6%	0.6%
\$30,000 to \$59,999	48.5%	16.0%	15.1%	4.1%
\$60,000 to \$99,999	34.6%	46.9%	59.4%	29.3%
\$100,000 to \$149,999	8.7%	19.2%	21.3%	32.7%
\$150,000 to \$199,999	1.4%	6.8%	2.5%	15.9%
\$200,000 +	0.3%	9.4%	0.0%	17.3%

Source: U. S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

About 50 percent of rental units rented for less than \$500. The comparable County figure was 38 percent

**Table 6**  
**Contract Rent for Renter-Occupied Units**  
**Melrose and Miami-Dade County**  
**1990 to 2000**

	1990		2000	
	Melrose	Miami- Dade	Melrose	Miami- Dade
Total Units	686	305,935	761	326,833
less than \$100	2	15,527	10	18,675
\$100 to \$199	37	16,181	0	16,614
\$200 to \$249	71	14,021	14	5,360
\$250 to \$299	74	21,364	20	6,510
\$300 to \$349	129	30,280	18	10,741
\$350 to \$399	121	39,390	110	16,473
\$400 to \$449	104	36,104	110	22,095
\$450 to \$499	86	34,036	98	29,180
\$500 to \$599	47	48,431	189	58,061
\$600 to \$699	10	25,047	121	53,707
\$700+	5	25,554	71	89,417
<b>Percent</b>				
Total Units	100.0%	100.0%	100.0%	100.0%
less than \$100	0.3%	5.1%	1.3%	5.7%
\$100 to \$199	5.4%	5.3%	0.0%	5.1%
\$200 to \$249	10.3%	4.6%	1.8%	1.6%
\$250 to \$299	10.8%	7.0%	2.6%	2.0%
\$300 to \$349	18.8%	9.9%	2.4%	3.3%
\$350 to \$399	17.6%	12.9%	14.5%	5.0%
\$400 to \$499	15.2%	11.8%	14.5%	6.8%
\$450 to \$499	12.5%	11.1%	12.9%	8.9%
\$500 to \$599	6.9%	15.8%	24.8%	17.8%
\$600 to \$699	1.5%	8.2%	15.9%	16.4%
\$700+	0.7%	8.4%	9.3%	27.4%

Source: U. S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1-A, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

## Income

Incomes in Melrose were somewhat lower than the County average. About 73 percent of all households with income had incomes below \$35,000 compared to 48 percent in Miami-Dade County.

**Table 7**  
**Income Distribution**  
**Households with Income**  
**Melrose and Miami-Dade County**  
**1999**

	<b>Melrose</b>			<b>Miami-Dade</b>		
	<b>Total</b>	<b>Black</b>	<b>Hispanic</b>	<b>Total</b>	<b>Black</b>	<b>Hispanic</b>
Less than \$10,000	264	24	259	107,901	27,389	62,527
\$10,000 to \$14,999	130	11	127	58,409	12,035	35,437
\$15,000 to \$24,999	367	21	367	111,649	22,886	67,667
\$25,000 to \$34,999	203	0	203	100,833	19,273	59,907
\$35,000 to \$49,999	183	14	179	121,780	21,239	69,946
\$50,000 and over	179	9	150	276,806	35,232	141,943
Total Households	1,326	79	1,285	777,378	138,054	437,427
<b>Percent</b>						
Less than \$10,000	20%	30%	20%	14%	20%	14%
\$10,000 to \$14,999	10%	14%	10%	8%	9%	8%
\$15,000 to \$24,999	28%	27%	29%	14%	17%	15%
\$25,000 to \$34,999	15%	0%	16%	13%	14%	14%
\$35,000 to \$49,999	14%	18%	14%	16%	15%	16%
\$50,000 and over	13%	11%	12%	36%	26%	32%
Total Households	100%	100%	100%	100%	100%	100%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

## Poverty

In 2000, Melrose continued to be a high-poverty area but the poverty rate improved over the rate reported in the previous census. The poverty rate for persons was 26 percent, higher than the County's 18 percent, and down from the 34 percent recorded in 1990.

Children were especially affected by poverty. About 38 percent of all children under 18 were poor, lower than the 46 percent reported in 1990. This was considerably worse than the County's high poverty rates for children, 23 percent.

**Table 8**  
**Number and Percent of Persons in Poverty**  
**Melrose and Miami-Dade County**  
**1990 and 2000**

	Melrose				Miami-Dade			
	1990		2000		1990		2000	
Total Persons	1,309	34%	1,129	26%	341,261	18%	396,995	18%
Black	72	41%	61	28%	117,357	30%	124,801	29%
Hispanic	1,184	33%	1,094	27%	183,207	20%	223,335	18%
Elderly	207	55%	137	24%	52,706	20%	55,020	19%
Young								
Under 5	123	46%	129	46%	33,721	25%	32,995	23%
Under 18	424	46%	394	38%	111,739	24%	127,435	23%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Reflecting personal poverty, household poverty rates also remained quite high. About 22 percent of all family households were below the poverty level, a decrease from the 30 percent in 1990. Among female householder households with children, 56 percent were in poverty, down dramatically from the 80 percent reported in 1990.

**Table 9**  
**Percent of Households in Poverty**  
**Melrose and Miami-Dade County**  
**1980 and 1990**

	Melrose				Miami-Dade			
	1990		2000		1990		2000	
	Number Poor	Percent Poor	Number Poor	Percent Poor	Number Poor	Percent Poor	Number Poor	Percent Poor
Family Households	288	30%	234	22%	68,679	14%	80,108	14%
Female headed families, with children & no husband present	106	80%	71	56%	27,076	42%	31,621	37%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

## Employment

### Labor Force Status

In 2000, 12 percent of the civilian labor force in Melrose was unemployed, worse than in 1990 (9 percent) and worse than the County figure (9 percent). The rate of labor force participation in the area was lower than the County average. About 53 percent of area residents over 16 were not in the labor force, i.e., neither employed nor looking for work, compared to Miami-Dade's 43 percent.

**Table 10**  
**Labor Force Status, Persons 16 Years and Over**  
**Melrose and Miami-Dade County**  
**1990 and 2000**

	Melrose				Miami-Dade			
	1990	2000			1990	2000		
	Total	Total	Black	Hispanic Origin	Total	Total	Black	Hispanic Origin
Civilian Labor Force	1,726	1,579	105	1,490	976,754	1,009,456	184,703	586,601
Employed	1,576	1,393	85	1,312	901,828	921,208	159,184	535,989
Unemployed	150	186	20	178	74,926	88,248	25,519	50,612
Not in Labor Force	1,417	1,811	83	1,762	537,778	747,409	134,834	460,333
<b>Percent</b>								
Civilian labor Force	100%	100%	100%	100%	100%	100%	100%	100%
Employed	91%	88%	81%	88%	92%	91%	86%	91%
Unemployed	9%	12%	19%	12%	8%	9%	14%	9%
Not in Labor Force	45%	53%	44%	54%	36%	43%	42%	44%

Note: All figures refer to the civilian labor force. Members of the armed forces are excluded.

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

## Educational Attainment

The educational attainment levels of Melrose residents over 25 lagged behind the County levels. A high 65 percent had not completed high school compared to the County average (15 percent). Only 6 percent had completed four or more years of college compared to 21 percent in Miami-Dade.

**Table 11**  
**Educational Attainment**  
**Persons Age 25 and Over**  
**Melrose and Miami-Dade County**  
**1990 to 2000**

	1990		2000	
	Melrose	Miami-Dade	Melrose	Miami-Dade
Not High School Graduate	1,755	448,282	1,847	229,000
High School Graduate	371	296,444	426	458,458
1-3 Years College	374	296,109	410	536,040
4 Years of College +	146	240,460	175	323,399
Total	2,646	1,281,295	2,858	1,546,897
<b>Percent</b>				
Not High School Graduate	53.7%	35.0%	64.6%	14.8%
High School Graduate	26.5%	23.1%	14.9%	29.6%
1-3 Years College	15.8%	23.1%	14.3%	34.7%
4 Years of College +	4.0%	18.8%	6.1%	20.9%
Total	100.0%	100.0%	100.0%	100.0%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3A, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.